

020.0

0003

0001.0

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

Total Card / Total Parcel

1,051,100 / 1,051,100

USE VALUE: 1,051,100 / 1,051,100

ASSESSED: 1,051,100 / 1,051,100


**Patriot**  
 Properties Inc.

## PROPERTY LOCATION

## IN PROCESS APPRAISAL SUMMARY

No	Alt No	Direction/Street/City
114		SPY POND PKWY, ARLINGTON

## OWNERSHIP

Unit #: 

Owner 1:	CAHILL RICHARD
Owner 2:	
Owner 3:	

Street 1: 114 SPY POND PKWY

Street 2:

Twn/City: ARLINGTON

St/Prov: MA Cntry:  Own Occ: YPostal: 02474 Type: 

## PREVIOUS OWNER

Owner 1: CAHILL RICHARD/TRUSTEE -

Owner 2: 114 SPY POND REALTY TRUST -

Street 1: 114 SPY POND PKWY

Twn/City: ARLINGTON

St/Prov: MA Cntry: 

Postal: 02474

## NARRATIVE DESCRIPTION

This parcel contains 8,150 Sq. Ft. of land mainly classified as One Family with a Ranch Building built about 1964, having primarily Texture 111 Exterior and 2006 Square Feet, with 1 Unit, 3 Baths, 0 3/4 Bath, 0 HalfBath, 9 Rooms, and 3 Bdrms.

## OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

## PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo	3	Below Stree
s				Street		
t				Gas:		

## LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		8150		Sq. Ft.	Site		0	85.	1.06	2			Water F	30					734,275							734,300

IN PROCESS APPRAISAL SUMMARY										Legal Description				User Acct			
101	8150.000	316,800			734,300	1,051,100											
Total Card	0.187	316,800			734,300	1,051,100						Entered Lot Size					
Total Parcel	0.187	316,800			734,300	1,051,100						Total Land:					
Source:	Market Adj Cost				Total Value per SQ unit /Card:	523.87	/Parcel:	523.8					Land Unit Type:				

Total Card	0.187	316,800		734,300	1,051,100	Entered Lot Size
Total Parcel	0.187	316,800		734,300	1,051,100	Total Land:
Source:	Market Adj Cost			Total Value per SQ unit /Card:	523.87	/Parcel:

**PREVIOUS ASSESSMENT** **Parcel ID** 020.0-0003-0001.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	316,800	0	8,150.	734,300	1,051,100	1,051,100	Year End Roll	12/18/2019
2019	101	FV	267,500	0	8,150.	804,000	1,071,500	1,071,500	Year End Roll	1/3/2019
2018	101	FV	267,500	0	8,150.	511,700	779,200	779,200	Year End Roll	12/20/2017
2017	101	FV	267,500	0	8,150.	467,800	735,300	735,300	Year End Roll	1/3/2017
2016	101	FV	267,500	0	8,150.	380,100	647,600	647,600	Year End	1/4/2016
2015	101	FV	269,200	0	8,150.	380,100	649,300	649,300	Year End Roll	12/11/2014
2014	101	FV	269,200	0	8,150.	346,500	615,700	615,700	Year End Roll	12/16/2013
2013	101	FV	269,200	0	8,150.	329,700	598,900	598,900		12/13/2012

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
CAHILL RICHARD/	46530-526		11/23/2005	Family		No	No		
CAHILL RICHARD	33161-136		6/29/2001	Family		10	No	No	
BUSH JOHN	26880-175		12/4/1996		375,000	No	No	Y	

BUILDING PERMITS										ACTIVITY INFORMATION					
Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment		Date	Result	By	Name		
12/8/2017										MEAS&NOTICE		BS	Barbara S		
5/11/2009										Measured		372	PATRIOT		
9/28/1999										Mailer Sent					
9/28/1999										Measured		256	PATRIOT		
10/1/1991												PM	Peter M		

**Sign:** **VERIFICATION OF VISIT NOT DATA**   /  /

<b>EXTERIOR INFORMATION</b>				<b>BATH FEATURES</b>				<b>COMMENTS</b>				<b>SKETCH</b>						
Type: 19 - Ranch				Full Bath: 2	Rating: Good													
Sty Ht: 1 - 1 Story				A Bath: 1	Rating: Good													
(Liv) Units: 1	Total: 1			3/4 Bath:	Rating:													
Foundation: 1 - Concrete				A 3QBth:	Rating:													
Frame: 1 - Wood				1/2 Bath:	Rating:													
Prime Wall: 19 - Texture 111				A HBth:	Rating:													
Sec Wall:			%	OthrFix:	Rating:													
Roof Struct: 1 - Gable				<b>OTHER FEATURES</b>				<b>RESIDENTIAL GRID</b>										
Roof Cover: 1 - Asphalt Shgl				Kits: 1	Rating: Very Good			1st Res Grid	Desc: Line 1	# Units: 1								
Color: GREY				A Kits: 1	Rating: Very Good			Level	FY LR DR D K FR RR BR FB HB L O									
View / Desir: k - Kelwyn Manor				Fpl: 1	Rating: Average			Other										
<b>GENERAL INFORMATION</b>				WSFlue:	Rating:			Upper										
Grade: C - Average								Lvl 2										
Year Blt: 1964	Eff Yr Blt:							Lvl 1										
Alt LUC:	Alt %:							Lower										
Jurisdct:	Fact: .																	
Const Mod:				<b>CONDOS INFORMATION</b>				<b>REMODELING</b>				<b>RES BREAKDOWN</b>						
Lump Sum Adj:				Location:				Exterior:		No Unit	RMS	BRS	FL					
<b>INTERIOR INFORMATION</b>				Total Units:				Interior:		1	9	3						
Avg Ht/FL: STD				Floor:				Additions:										
Prim Int Wall: 2 - Plaster				% Own:				Kitchen:										
Sec Int Wall:		%		Name:				Baths:										
Partition: T - Typical								Plumbing:										
Prim Floors: 3 - Hardwood								Electric:										
Sec Floors:		%						Heating:										
Bsmnt Flr: 12 - Concrete								General:										
Subfloor:																		
Bsmnt Gar:																		
Electric: 3 - Typical																		
Insulation: 2 - Typical																		
Int vs Ext: S																		
Heat Fuel: 1 - Oil																		
Heat Type: 3 - Forced H/W																		
# Heat Sys: 1																		
% Heated: 100	% AC: 100																	
Solar HW: NO	Central Vac: NO																	
% Com Wall	% Sprinkled:																	
<b>MOBILE HOME</b>				Make:		Model:		Serial #:		Year:		Color:						
<b>SPEC FEATURES/YARD ITEMS</b>																		
<b>PARCEL ID</b> 020.0-0003-0001.0																		
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value	
2	Frame Shed	D	Y		18x12	A	AV	2004	0.00	T	12	101						
More: N	Total Yard Items:					Total Special Features:								Total:				